



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	30	VINYL 100	0800	02	1,809	148.3200	133.49	241,483	1998	2003	0	0	0	52.00	48.00	VALUATION BY	STANDARD															
Roof Structure	03	GABLE/HIP 100	1 M/H 94+			100% - 1999			Heated Area: 1809			HX Base Yr 1999			Tax Group: 4 Tax Dist:																	
Roof Cover	12	MODULAR MT 100	27 67 27 BAS 1998 67														BUILDING MARKET VALUE		115,912													
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE		6,989													
Interior Floor	14	CARPET 90															TOTAL LAND VALUE - MARKET		63,200													
Interior Floor	08	SHT VINYL 10															TOTAL MARKET VALUE		186,101													
Air Condition	03	CENTRAL 100															SOH/AGL Deduction		115,759													
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE		70,342													
Bedrooms		3 100															TOTAL EXEMPTION VALUE		HX HB		45,342											
Bathrooms		2 100															BASE TAXABLE VALUE		25,000													
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE		186,101													
Stories	1.	1. 100															NCON VALUE		0													
Units		0 100															INCOME VALUE															
			PREVIOUS YEAR MKT VALUE		192,418																											